



Planning and Development Department  
**Development Newsletter**  
*March 2017*

### **Sheboygan County YMCA**

The City Plan Commission approved a conditional use permit to construct a building addition for a small maintenance shop on the west side of the current building, an additional storage building on the west side of the gymnasium and relocating the current playground and building a new large play structure that is fenced in and serves the YMCA's daycare program.

### **Former Coakley Redevelopment**

The City Plan Commission approved a rezoning application for the former Coakley property located at 1031 Maryland Avenue from Urban Industrial to Central Commercial to allow for a redevelopment of the property into apartments and commercial space. According to the developer, KCG Development, the project will consist of an adaptive reuse of the former storage complex into a multifamily community along with possible space for a restaurant/brewery. The project will leverage historic preservation tax credits and workforce housing tax credits. Redevelopment is anticipated to begin in 2018.

### **Float Doctor**

The City Plan Commission approved a conditional use permit from Heitzmann Enterprises to operate the Float Doctor at 640 South Pier Drive. Float Doctor will offer three crash float lab tanks, fair weather yoga, and meditation, Tai Chi, nutrition, massage, mind/body contractors and a merchandise line.

Hydrotherapy involves "floating" or being suspended effortlessly in super saturated solution of Epsom salt and water within a light and sound controlled environment that reduces sensory stimulation and effectively suspends the effects of gravity on the central nervous system. The water is at skin temperature and after a few minutes you lose awareness of where the body ends and the water begins. Resting in this unique environment creates profound changes within the mind/body system and actually improves the overall function of the brain and central nervous system.

### **Tony Hawk Foundation Grant**

The City of Sheboygan received a grant of \$5,000 from the Tony Hawk Foundation to assist with the outreach on the City skate park development project. The project is currently about \$75,000 short in funding the full design. Should the remaining funds be secured, the project would break ground this summer and completed in fall.

### **New Name for the Downtown Arts Space**

“City Green” has been chosen for the new name of the arts space as part of the Encore Apartment development on the former Boston Store property. Construction on this space began this month and will be completed by mid-June. The later part of the Levitt AMP Sheboygan Concert Series may utilize the new space pending good spring weather to assist in growing of grass.

### **Updates on Downtown Housing Projects**

Encore Apartments at the former Boston Store property are on track for an early July opening. Approximately 40 percent of the units have been pre-leased. There is still approximately 3,000 square feet of Class A commercial space available. <http://live-encore.com/>

Portscape Apartments on South Pier will be having an open house on April 1 in their model units. The first six final occupancies are being issued and residents will be moving in very soon. Phase two of the project will occur starting on August 1 and consist of an additional 33 units. Phase one of the project is approximately 60 percent rented. <https://portscapeapartments.com/>

South 8<sup>th</sup> Street Apartments. This project has not started to date. The Common Council is currently considering modifications to the developer’s agreement to assist with some unforeseen environmental related project costs. Once these issues are completed, the plan is start construction in June, 2017. This project will consist of 90 units of apartment housing.

### **Condominium Study**

The City of Sheboygan and Sheboygan County Economic Development Corporation have engaged a consultant to analyze the local economy to see if there is a market for condominium development. Results of this study should be available in the next few months. Should the local economy be able to sustain additional condominium developments, City and Economic Development Corporation staff will begin talking to interested parties about opportunities for this type of residential housing. More information to follow in future newsletters.